

**DISTRICT VI ADVISORY BOARD
MINUTES**

Monday, November 6, 2000

7:00 p.m.

Evergreen Recreation Center, 2700 N. Woodland

Members Present

John Van Walleghen
Bob Schreck
Wendell Turner
Bickley Foster
Greg Chinn
Doratheia Sloan
Linda Matney

Members Absent

Clarence Wiley
Veronica Casados
Tony Rangel
Sharon Fearey

Guests

see attached

Council Member Cole called the meeting to order at 7:06 p.m.

Council Member Cole welcomed guests and recognized Fran Crawley, Board of Education Member, several neighborhood association presidents, Cloud Elementary School Principal, several Police Officers and City Staff from the Planning and Office of Central Inspection Departments.

-- Approval of Minutes

Council Member Cole asked everyone to introduce him or herself and identify the area or association represented. After introductions were complete, **Cole** asked for approval of the October 18, 2000 minutes.

The minutes were amended to include:

- 1) A misspelled word.
- 2) The minutes stated that phone calls and letters were received to someone about the *Northwest Traffic Study* (but did not identify to who they were to) Council Member Cole received these.
- 3) The report on the used car lot at 13th and Meridian stated the MAPC's motion was to disapprove and to approve the request both failed due to (6-6) moot votes. It should read *motion failed due to (6-6) moot votes.*
- 4) Brooks Landfill item correct stating should be that C & D landfill can go to a regular landfill and there are 2 or 3 sites besides Brooks Landfill that is being looked at. (Schreck/Turner) (7-0)

-- Approval of Agenda

Council Member Cole asked to approve modifies or amends the agenda presented.

Cole stated that due to waiting for staff to arrive we might have to rearrange the agenda to accommodate staff/presenters/agent's. There are four DAB's held on the first Monday of the month and staff/presenters/agent's may be presenting at more than one meeting.

Public Agenda

Mr. Keith Koontz, North Riverbend Neighborhood Association President, asked about the status of the Art's and Craft Building located at the corner of 25th and North Arkansas. He stated that in March 1999, the SER Corporation was granted a lease to move in. There has been talk about that building being torn down and a new one constructed. This did not happen. Again, the building remains empty. Also, not long ago the City Council gave SER thirty days to come to some closure. The lease should be invalid. SER has not done what they said they would do.

Member Turner asked if there were plans to discontinue the lease and get another agency in this facility soon?

Member Schreck asked if the repairs the facility needed were taken care of?

Council Member Cole stated that the people who wanted to use the building is not coming together. There have been meetings about this facility and I have not been present. I will make this #1 on my agenda to speak to the City Manager. I have talked with some people who are interested in the facility and as soon as I know what that outcome is I will contact Mr. Koontz and Mr. Turner. The building should serve the needs of the area. The neighborhood associations have come forward and are tired of waiting. I will recognize this.

PLANNING

Council Member Cole told the audience that the First Chair Dorathea Sloan would chair the planning cases tonight. Cole would return to chair the remainder of the meeting.

1. CON2000-00042 Conditional Use for a 190 foot high communication tower in the "LC" Limited Commercial zoning district.

The agent, Greg Ferris, representative for Cricket Communications (applicant), stated that the applicant has agreed to MAPD staff comments and has changed the *Conditional Use* request from 190 foot high to 170 foot high communication tower. The proposed tower: 1) Follows the Wireless Communication Master Plan; 2) Would be located close to a wooded area; 3) Will not alter the character of the area; and 4) The tower would provide coverage for three more carriers.

The District Advisory Board Members were supportive of the request with the following recommendation: *Recommend the communication tower with an amendment to change Item D (in the staff report) The monopole shall not exceed (change from 150 feet to 170 feet in height) and shall be designed and constructed to accommodate equipment for at least four wireless service providers.*

Recommendation: DAB members voted (6-1) Foster/VanWalleghen (Sloan-no) to recommend (approval) of the Conditional Use change request based on the listed concerns.

2. CON2000-00044 Conditional Use for a 150 foot high communication tower in the "LI" Limited Industrial zoning district.

The agent, Greg Ferris, representative for Cricket Communications (applicant), stated that the applicant has agreed to MAPD staff comments. The proposed tower: 1) Follows the Wireless Communication Master Plan; 2) Will be hidden behind a large billboard; 3) Will minimize the silhouette by constructing a monopole; 4) The tower would provide coverage for four carriers and the tower will be cost effective.

The District Advisory Board Members were supportive of the request with the following recommendation: Recommend the communication tower with an amendment to change Item F (in the staff report) with existing conditions. Applicant should work with planning staff for appropriate landscape.

Recommendation: DAB members voted (7-0) Foster/Chinn to recommend (Approval) of the Conditional Use change request based on the concerns listed.

3. CON2000-00040 Amendment to the Twin Lakes Community unit Plan for a 130 foot high communication tower in the "LC" Limited Commercial and "SF-6" Single Family Residential zoning district.

The agent, Tim Austin, representative for TMP Twin Lakes, L.L.C. (applicant), stated that the applicant believes this proposed tower: 1) Is more consistent with the Wireless Communication Master Plan; 2) Meets the set back stated; 3) Monopole design consistent; 4) Screening requirements would be met; 5) Maximizes the cellular carriers for this area and 6) Is similar to other towers in the City.

DAB members voted (6-1) Foster/Schreck (Sloan-no) to recommend (Approval) of the Conditional Use change request based on the concerns listed below.

The DAB Members expressed the following concerns: 1) The site is a state registered habitat; 2) The site is inappropriate; 3) One cell tower will lead to more towers in this area; and 4) Opposition from neighborhood residents.

The District Advisory Board Members were supportive of the request with the following recommendation: *Recommend the communication tower based on the discussion and that the applicant follows staff conditions.*

4. CON2000-00047 Conditional Use to permit ancillary parking on “B” Multi-Family Residential and “SF-6” Single Family Residential for adjoining Azteka entertainment and restaurant zoned “LC” Limited Commercial.

The agent, Max Christensen, representative for Romauldo Lopez, Leandro Raymundo, Graciela Raymundo and Epigmenio Paredes (applicants), stated that the applicants contracted him after work was already started in this facility and the City of Wichita’s Office of Central Inspection closed them down. The agent explained that a zone change is needed in order to allow additional parking space for the facility’s clients. The proposed parking site will be for restaurant and entertainment purposes.

The DAB Members expressed the following concerns: 1) This facility will be used for a drinking tavern and not a restaurant; 2) The applicants were working on the facility with out building permits; 3) The proposed business is in between two parks, a recreation center and a school with around 850 children; 4) Safety of the area; 5) Opposition from neighborhood residents and 6) Opposition from USD 259 representing Cloud Elementary and North High School.

The District Advisory Board Members **deny** the request for Conditional Use to permit ancillary parking on “B” Multi-Family Residential and “SF-6” Single Family Residential for adjoining Azteka entertainment and restaurant zoned “LC” Limited Commercial based on review criteria shared to the DAB.

DAB members voted (7-0) Turner/VanWalleghen to recommend (Disapproval) of the Conditional Use change request based on the concerns listed.

COUNCIL AGENDA

5. Review of the Northwest Traffic Study Motions made at the October 18th DAB meeting (Amendments).

Recommendation: Member Chinn motioned (Fearey) 1. Continue with the City Council’s plan to widen Central and Kellogg to the west, complete the interchange at 25th Street, study the traffic data following these improvements; in the interim, focus upon the 21st bridge option with the bridge being built from 21st on the east of the floodway to 21st on the west side (rather than curving to meet Zoo Boulevard) and also consider an interchange at 21st Street. (8-0)

Council Member Cole asked the DAB Members if they would be willing to consider each of the components of the above motion separately which would provide more information and clarity for her.

2. Complete the work on Central and Zoo Boulevard already in the design phase before any other study is done, then do traffic counts six (6) months after

completion of these projects and review the impact of the improvements. (8-0)
Fearey/Turner *Amended Schreck/Van Walleghen (7-0)*

3. Study the 21st Bridge option for the following reasons: a) It could revitalize 21st Street from county line to county line as a viable commercial corridor; b) It would encourage economic and business development rather than disrupt and divide the essentially residential land use found along both 13th and 25th Streets. (8-0) Matney/Schreck *Amended (7-0)*
4. Study an interchange at 21st and I-235 as a possible solution to traffic congestion. (7-1)Rangel/Sloan and Schreck(no) *Amended Van Walleghen/Sloan (6-1)*
Schreck-no
5. Strongly encourage the City Council to remove the 13th Street Bridge from consideration. (8-0) Turner/Fearey
6. Find a way to improve the interchange at I-235 and Kellogg. (8-0) Rangel/Matney
7. Leave Westdale Drive open and consider traffic control improvements such as “no right turn on red” and others. (8-0) Matney/VanWalleghen *Amended (7-0)*
8. Purchase land for Northwest By-pass before building bridges over Big Ditch. Motion failed (2-6)Schreck/Fearey
9. City Council should implement public transportation from where they are and move to where they need to go and hours of operation should not end at 6:30 p.m. (8-0) Fearey/Matney

** Amendments in italics and underlined were made on 11-6-00 DAB meeting.*

OTHER BUSINESS

6. Problem Properties

No items were submitted

Council Member Cole introduced Mr. Edward Young, Head Start Director. Mr. Young is interested in the Arts and Craft building that was previously discussed. Council Member Cole thanked him for staying through the meeting. Mr. Turner asked Mr. Young if he would attend his neighborhood association meeting on Thursday, November 9th. Mr. Young said he would come.

With no further business to discuss, the meeting adjourned at 10:33 p.m.

Minutes
November 6, 2000
Page 5

Guest List:

Leandro Raynundo
Martin & Rebecca DeLeon
Keith & Beverly Koontz
Ralph & Dorothy Tilford
Bob & Ernestine Turner
Berniece Randolph
Benito Mendoza
Jim Jordan
Wayne & Alice Young
Elmer Janzen
Alice Vess
Robert Sharp
Mary Perren
Mario McCrary
Catherine Nevarez
Mrs. J. Cline
Rosalie Bradley
Lydia Butler
Marge Moehner
Phyllis Collier
Norma Juarez
Jane Jordan
Officer Jacobs
Officer Schultz
Officer Franco
Oscar Raymundo
Epigmenio Paredes
Shirley Pierce
Ed & Nellie Hamilton
Jim Garcia
Neal Mabe
John Cohoon
Carla & Roger Smith
Ruby Turner
Ara Mae Turner
Joe Hoover
Kevin Kimmel
Herb Heinz
Rebecca Gutierrez
Margaret Martinez
Francis Hinkle
Roxie Shaw
Chuck Hadley
Bill Reaser
Stephanie Shanks
Edward Young
Velma Wilson

554 S. Maize Rd.
804 W. 27th N
2224 Woodland, 67204
2835 Mascot
2747 Jackson 67204
209 W. Aley
2739 Fairview
3315 Woodrow 832-1497
2843 Mascot
2831 Mascot
1401 W. 27th N 838-1964
1407 W 27th N 838-0486
2529 Park Place
2543 Payne 67204
2720 Garland 67204
2548 Payne St
1401 Julianne
1302 W. 26th N
1302 W 26th N
1828 W 18th St. 1101
100 S. Ridge Rd. #122 67209
2810 Mascot 67204
3015 E. 21st N
3015 E. 21st N
3015 E. 21st N
1710 Woodrow Ct.
2348 N. Mascot 67204
2616 Manhattan
2751 Fairview 67204 838-5366
Office of Central Inspection
2539 Porter
2654 Fairview
210 S. Breezy Pointe Circle 67235- 722-6476
2623 Fairview
2637 N. Waco 838-1128
3850 N. Hydraulic 67219 973-2239
1801 Heiserman 67203
2660 Porter 67204
2608 Hood 67204
2602 Somerset 67204
1514 W 25th N
2614 Park Place 67204
1616 Garland 67203
1833 Lisa Lane 67203
1340 N. Baker
1069 Parklane Office 67218 Child Care Assoc.
3936 Garland